

[RICHLAND COUNTY FORFEITED LAND COMMISSION (FLC)]
INFORMATION TO PURCHASE FLC PROPERTIES

THE RICHLAND COUNTY FLC WILL SELL PROPERTY IN THE METHOD AND TERMS
OF SALE THAT IS IN THE BEST INTEREST OF THE COUNTY
AS PER S.C. CODE SECTION 12-59-40

We will only accept your offer to purchase that is submitted on the FLC Property Offer of Purchase Form. If you mail your Offer to Purchase form(s) send it to: **ATTN: Offer to Purchase FLC Property, Richland County Treasurer, PO Box 11947, Columbia, SC 29211**

- The FLC Properties Listing and Offer to Purchase forms may be viewed and downloaded from a link on the Richland County Website (www.rcgov.us/Treasurer). There will also be an FLC Owned Property List and Purchase Offer Forms on hand in the Delinquent Tax Office. These FLC properties are properties that were previously for sale in one of our prior tax sales and no one bid on the property. They were subsequently deeded to the FLC when the delinquent taxpayer failed to redeem their property during the standard year redemption period after that particular tax sale.
- Once your offer to purchase is received in our office the FLC will review your offer and a representative will contact you if they accept your offer on the FLC property. Your offer cannot be less than the ask for price listed. In the unlikely event there is more than one interested party on the same property at the same time we will ask each of you to submit your offer as a bid at the highest amount you are willing to pay for the property. In this instance the high bidder will receive the property by quit claim deed from the FLC. Remember that the FLC is bound by the fact in law that stipulates that the FLC must act in the best interest of the county in any decisions it makes in selling these properties. Therefore, Richland County's interest will always outweigh the interest of any other party involved. Once you are notified your offer to purchase was accepted you must immediately remit the agreed to amount, in certified funds (payable to Richland County Treasurer). No personal checks accepted. **Please kindly give us 10 business days to notify you of the status of your offer prior to calling the office about your offer. If your offer is accepted, your FLC Quit Claim Deed for the property will be issued to you within 20 business days after payment.**

Important Note: We strongly caution you to investigate each property thoroughly prior to submitting an offer. No characterization or warranty as to quantity or quality of the property is set forth by this offer. Remember that these properties have been rejected by other buyers in the past from a previous tax sale. It is highly recommended that you speak with an attorney if you are not familiar with properties that involve tax deeds in the lineage of ownership. Be advised also that no liens are released on these properties and may still be in force. No remedy is available for this office to reverse this action after the FLC Quit Claim Deed is filed with the Richland County Register of Deeds Office making you the new owner of the property. As a result, all sales are deemed final.

The Richland County Forfeited Land Commission was created by Title 12, Chapter 59, of the South Carolina Code of Laws. It is the Commission's responsibility to vote on accepting property for which there is no bid offered at the annual county tax auction. As a result of accepting property, they also vote to dispose of said property in a way that is in the 'best interest of the County' as per the S.C. Code of Laws, Section 12-59-40.